



**CITY COUNCIL, PLANNING COMMISSION AND HRA WORK SESSION
RICHFIELD MUNICIPAL CENTER, BARTHOLOMEW ROOM
APRIL 26, 2022
6:00 PM**

Call to order

1. Introductory presentation of redevelopment proposal for the American Legion site at 6501 Portland Avenue.

Adjournment

Auxiliary aids for individuals with disabilities are available upon request. Requests must be made at least 96 hours in advance to the City Clerk at 612-861-9739.



WORK SESSION

4/26/2022

REPORT PREPARED BY: Melissa Poehlman, Community Development Director

DEPARTMENT DIRECTOR REVIEW: Melissa Poehlman, Community Development Director
4/19/2022

OTHER DEPARTMENT REVIEW:

CITY MANAGER REVIEW: Katie Rodriguez, City Manager
4/20/2022

ITEM FOR WORK SESSION:

Introductory presentation of redevelopment proposal for the American Legion site at 6501 Portland Avenue.

EXECUTIVE SUMMARY:

Representatives of the American Legion will present preliminary plans for the redevelopment of their property at 6501 Portland Avenue.

In anticipation of future redevelopment, the City recently conducted a planning study for the area surrounding Veterans Park. This effort resulted in the creation of a Veterans Park Overlay Zoning District. Preliminary plans indicate a high level of consistency between the proposed plans and conceptual drawings that were presented as part of the 2021 planning study.

DIRECTION NEEDED:

American Legion representatives and staff will be looking to the Council, Housing and Redevelopment Authority (HRA), and Planning Commission for initial feedback on the proposed plans.

- Are the concepts generally in keeping with vision for redevelopment of the area?
- Are there areas/issues that the applicant should consider prior to submitting applications?

BACKGROUND INFORMATION:

A. HISTORICAL CONTEXT

- The American Legion building sits on a large (4+ acre) site and was constructed in 1956. The building has been largely vacant since early 2020.

B. POLICIES (resolutions, ordinances, regulations, statutes, etc):

- The property is currently zoned and guided for high density residential use.

C. CRITICAL TIMING ISSUES:

None

D. FINANCIAL IMPACT:

- American Legion representatives have indicated that they would likely ask the HRA to provide assistance in the redevelopment of the site through the use of Tax Increment.

E. LEGAL CONSIDERATION:

None

ALTERNATIVE(S):

None

PRINCIPAL PARTIES EXPECTED AT MEETING:

Diane Miller, Controller, American Legion Post 435 Nic Meyer, Project Landscape Architect, Westwood Engineering Elwyn Tinklenberg, Project Management Consultant, American Legion Post 435

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Veterans Park Study - Select Pages	Exhibit
<input type="checkbox"/> Veterans Park Overlay District Regulations	Exhibit
<input type="checkbox"/> Concept Floor Plans	Exhibit
<input type="checkbox"/> Concept Elevation	Exhibit
<input type="checkbox"/> Illustrative Section	Exhibit

HIGH-DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MR-3)

Development in the MR-3 zoning district will need to be in compliance with the City's Comprehensive Plan. Residential development will include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area. Potential housing types may include townhomes and multi-family buildings. Redevelopment in the MR-3 zoning district will be complementary to the Veterans Memorial Park and consist of multi-family residential buildings. The overlay district will allow some flexibility for commercial or office space to be integrated into a residential building. Potential uses may include a restaurant, bar, coffee shop, meeting space, or banquet space. Commercial and office space uses should be complementary to the residential uses and park users.



HIGH-DENSITY MULTI-FAMILY PRECEDENT

Development Standards

- A. Residential development shall include a minimum of two types of residential land uses that expand the variety of lifecycle housing options in the study area.
- B. The principal building heights shall be a minimum of 20 feet and up to a maximum of 55 feet or 5 stories, whichever is less.
 - Building heights shall be measured from the building site's average ground level elevation.
 - Floors above the third floor shall be stepped back a minimum of 15 feet when adjacent to public streets and public land. Step backs may be adjusted depending on specific site conditions and building placements.
- C. A lot larger than two (2) acres is allowed to include a second building.
 - The two buildings shall be grouped into a single polygon to assess compliance with required setbacks.
- D. The maximum building coverage shall be 40%.
- E. The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- F. Existing trees shall be protected and preserved to the greatest degree possible.
- G. Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- H. Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.
- I. Sites north of 66th Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.

- J. When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.
- K. A shadow study shall be required as part of the development review process to evaluate potential impacts of shadowing on adjacent properties, measured by the sun's position at the time of the summer solstice.
- L. A minimum of one primary building entrance is required on each street façade and at least one building entrance every 75 feet of each street façade.
- M. Require a Bird Collision Reduction Plan as part of new or substantially new development applications.



GENERAL COMMERCIAL PRECEDENT

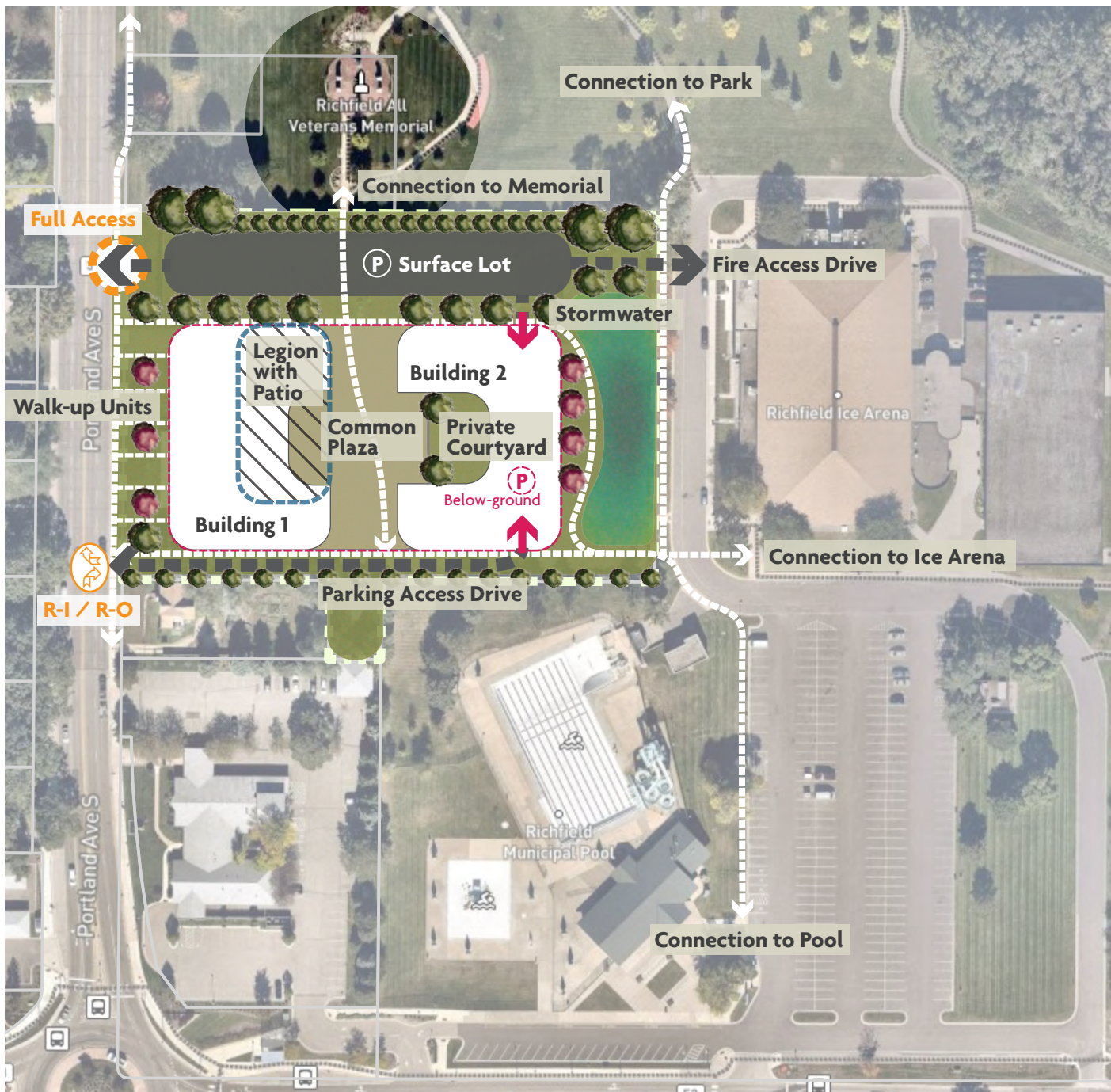
GENERAL COMMERCIAL DISTRICT (C-2)

Development in the C-2 zoning district will need to be in compliance with the City's Comprehensive Plan. The proposed overlay district includes some flexibility that will allow some residential uses with a commercial development when it is not the predominant use.

Development Standards

- A. Residential uses are only allowed on upper floors of a building with permitted uses on the ground floor.
- B. Existing trees shall be protected and preserved to the greatest degree possible.
- C. Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as, Veterans Memorial Park.
- D. Sites north of 66th Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- E. Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.
- F. Require a Bird Collision Reduction Plan as part of new or substantially new development applications.

ATTACHMENT C - SITE CAPACITY STUDY



Concept 1 Design Assumptions

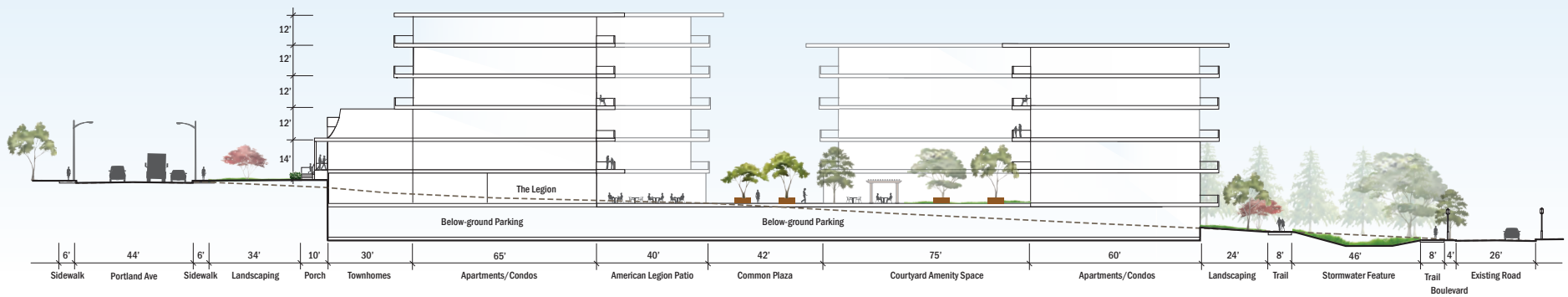
- » Retain access (e.g., right-in/right-out) onto Portland Avenue south of the site
- » Enhanced pedestrian/bicycle connections are provided to and through the site
- » Pedestrian plaza and outdoor seating
- » Building 1
 - 5 stories, 75 to 127 units*
- » Building 2
 - 5 stories, 85 to 165 units*
- » Surface Parking: 26-72 +/- spaces
- » Enclosed Parking: 192 +/- spaces (1 level)

Base Design Assumptions

- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
- » Surface parking is provided to accommodate American Legion guests and Veterans Memorial visitors
- » Enclosed parking is provided for residents
- » Outdoor open space requirement of 300 sf/unit, with potential of 150 sf being provided by individual balconies and porches
- » Maximum lot coverage of 30%
- » Stormwater management (ponding) is designed to be a site amenity and serve as a buffer between development and the ice arena
- » Trees are preserved to the north between the parking lot and Veterans memorial

* Unit ranges based on 1,000 sf – 800 sf average unit size / each individual floor plate

American Legion Site: Concept 1



Concept 1 Section | American Legion Site Redevelopment





American Legion Site: Concept 2

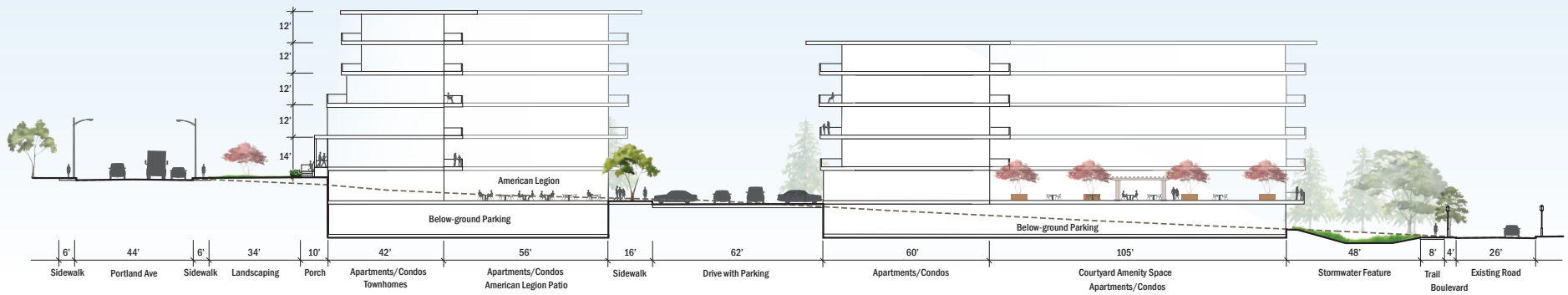
Concept 2 Design Assumptions

- » Retain access (e.g., right-in/right-out) onto Portland Avenue south of the site
- » Limited pedestrian plaza space and outdoor seating
- » Enhanced traffic circulation and additional surface parking is provided onsite
- » Building 1 (Veterans Housing)
 - 5 stories, 95 to 125 units*
- » Building 2 (Market Rate)
 - 5 stories, 85 to 105 units*
- » Surface Parking: 88 +/- spaces
- » Enclosed Parking: 68 +/- spaces

Base Design Assumptions

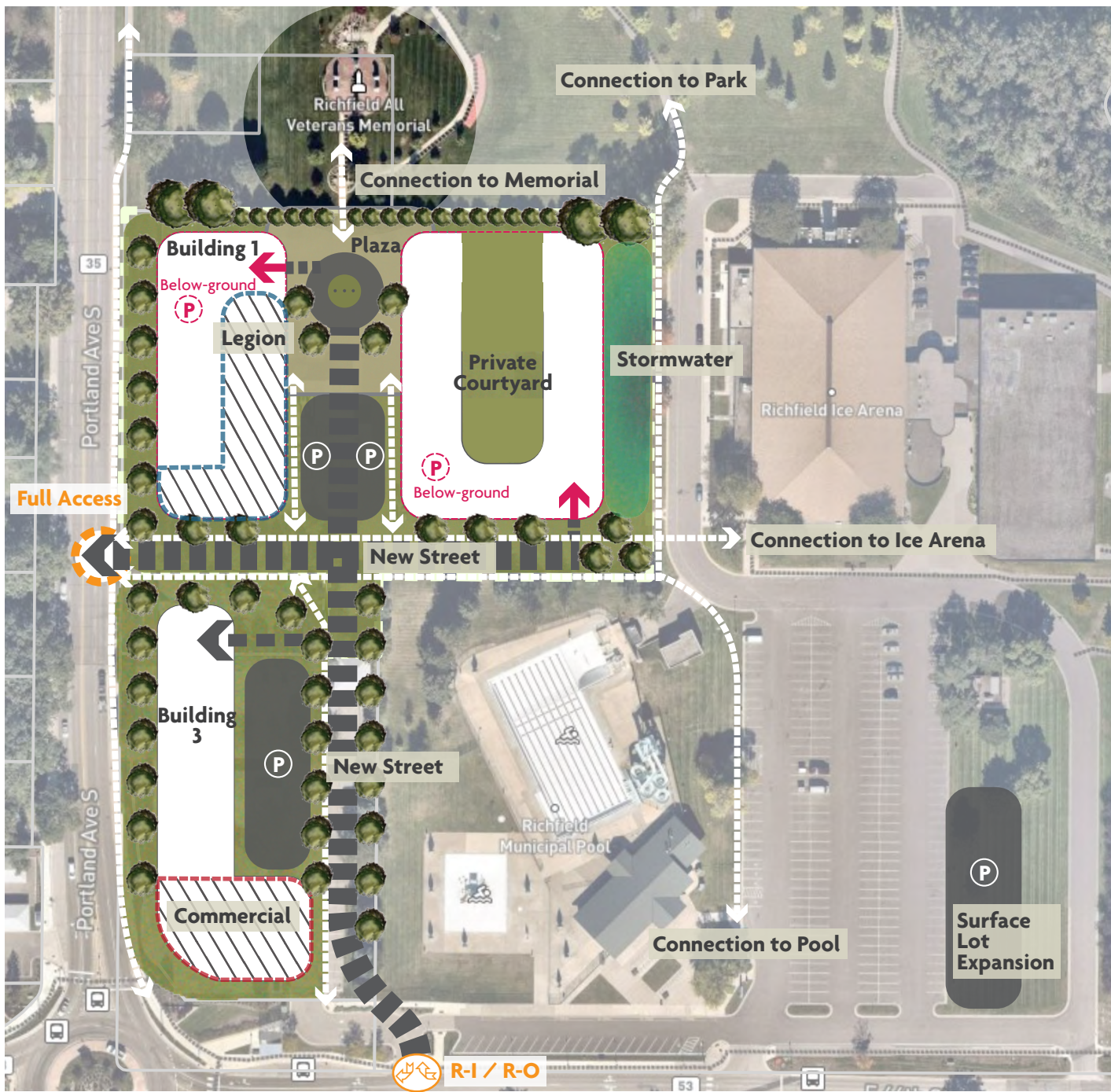
- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
- » Surface parking is provided to accommodate American Legion guests and Veterans Memorial visitors
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Concept 2 Section | American Legion Site Redevelopment





American Legion Site: Concept 3

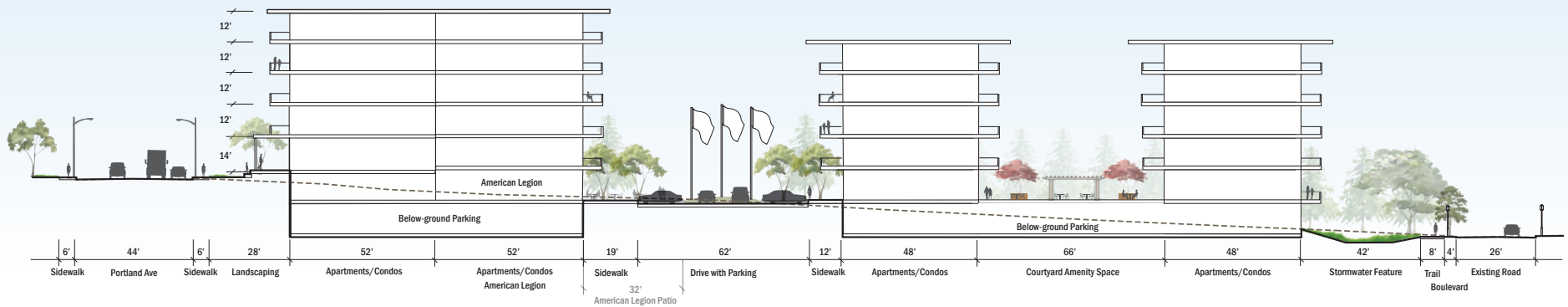
Concept 3 Design Assumptions

- » Redevelopment includes other properties in the NE quadrant
- » Surface parking for American Legion guests and Veterans memorial visitors relocated to the interior of the site
- » Vehicular drop-off zone
- » Enhanced traffic circulation and additional surface parking is provided between the site, pool, and ice arena
- » Building 1
 - 5 stories, 50 to 75 units*
- » Building 2
 - 5 stories, 209 to 240 units*
- » Surface Parking: 52 +/- spaces
- » Enclosed Parking: 216 +/- spaces

Base Design Assumptions

- » North/south bike and pedestrian connections between the site, pool, and the Veterans memorial
- » East/west bike and pedestrian connections
- » Vehicle access to/from Portland Avenue is shifted north on site (traffic control TBD)
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Concept 3 Section | American Legion Site Redevelopment

541.25. Veterans Park Area (VPA) Overlay District.

Subdivision 1. Purpose and intent. The Veterans Park Area Overlay District promotes both redevelopment of existing structures and new development to provide a balanced mix of compatible uses in proximity to the Veterans Memorial Park. Design regulations are provided to produce structures of consistent character and of appropriate scale that transition from single family residential to higher density mixed use and community commercial. The intent of the Overlay District is to guide the design character of redevelopment and revitalization in ways that are sensitive to the intent of the Comprehensive Plan and its surrounding land uses, while adhering to the Portland and 66th Sub Area Study's guidance and Development Principles:

- **Personal Connections:** Support redevelopment projects that preserves and enhances the ability of residents and users of Veterans Memorial Park to make personal connections to the park.
- **Park and Neighborhood Connectivity:** Increase connectivity to Veterans Memorial Park by incorporating vehicle, pedestrian, wheelchair/walker, and bicycle connections between park destinations (e.g., the Memorial, lake, ice arena, and swimming pool), neighborhoods, and redevelopment sites along Portland Avenue and 66th Street.
- **Diversify Housing Options:** Use redevelopment sites to expand the mix of housing in the area such as row/townhouse, affordable units, courtyard apartments, courtyard cottages, and live-work units.
- **Convenient Commercial:** Encourage a mix of community and small neighborhood commercial businesses in proximity to residential areas and the park destinations as an important amenity for residents and park visitors.
- **Sustainable Development:** Use sustainable design practices and new technology in developments that will help create a healthy, sustainable, vibrant neighborhood, and contribute to the park environment.
- **Building Transition:** Require site design and building architectural characteristics that provide appropriate transitions between single family residential neighborhoods and higher intensity uses.
- **Building Heights:** Locate the tallest portions of buildings away from adjacent low density residences. For sites adjacent to Veterans Memorial Park, locate the tallest portions of buildings away from the park's open areas.
- **Building Massing:** Locate and design buildings to preserve views to/from the park's open areas and minimize potential shadowing of the park.
- **Quantity of Parking:** Minimize parking needs by leveraging the study area's location along multimodal corridors to reduce the use of the automobile while limiting neighborhood impacts.

Subd. 2. Creation of district and applicability . The Veterans Park Area (VPA) Overlay District shall apply to properties designated within Appendix 1 of this Code.

Subd. 3. Applicable regulations . All permitted, accessory, and conditional uses allowed in the underlying Districts shall be allowed in the VPA Overlay District with the following additions, qualifications, and/or exceptions.

The following abbreviations are used below:

Permitted use—P

Accessory use—A

Conditional use—C

a) MR-3 in the VPA Overlay District:

- Offices and clinics—A

-
- Restaurants Class I (serving alcohol)—A/C
 - Restaurant Class II (traditional/cafeteria)—A
 - Restaurant Class IV (take-out only)—A
 - Retail services, general—A
 - Retail services, neighborhood—A
 - Taproom/cocktail room—A/C
 - Additions for accessory uses:
 - All accessory uses shall be contained within the principal residential building.
 - All accessory uses shall have street frontage.
 - All accessory uses shall be located on the ground floor and shall not exceed 15,000 square feet.

b) C-2 in the VPA Overlay District:

- Assisted living facilities, nursing, or rest homes above ground floor commercial—P
- Dwelling, multifamily above ground floor commercial—P
- Live-work units above ground floor commercial—P

Subd. 4. Bulk and dimensional standards. All bulk and dimensional standards applicable in the underlying districts, as found in Subsections 525.11 (MR-2), 527.11 (MR-3), and 534.11 (C-2) of this Code, shall apply in the VPA Overlay District with the following additions, qualifications, and/or exceptions:

a) MR-2 in the VPA Overlay District:

- Front yard setback: The minimum front yard setback shall be 10 feet and the maximum shall be 25 feet along.
- Parking shall be located in the rear and/or side yards of the building.

b) MR-3 in the VPA Overlay District:

- Building height: The principal building heights shall be a minimum of 20 feet and up to a maximum of 55 feet or five (5) stories, whichever is less.
 - Building heights shall be measured from the building footprint's average ground level elevation.
 - Floors above the third floor shall be stepped back a minimum of 15 feet when adjacent to public streets and public land. Step backs may be adjusted depending on specific site conditions and building placements.
- Maximum building coverage: 40 percent.
- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.

c) C-2 in the VPA Overlay District:

- Front yard setback: The minimum front yard setback shall be 15 feet and the maximum shall be 25 feet.
- Rear and side yard setbacks: When adjacent to Veterans Memorial Park, the required rear and side yard setbacks shall prioritize greenspace and landscaping as a transition/buffer to the Park.
- Parking shall be located in the rear and/or side yards of the building.

Subd. 5. Other performance standards. All additional performance standards applicable in underlying districts shall apply in the VPA District with the following additions, qualifications, and/or exceptions:

a) MR-2 in the VPA Overlay District:

- A minimum of one primary building entrance shall face Portland Avenue or 66th Street depending on where the property is located.
- Properties directly adjacent to or across the street from Veterans Park: New projects or projects involving the addition of more than 50 percent of the existing square footage of a building shall submit a Bird Collision Reduction Plan addressing the impacts of the building's glass, lighting, and site design on birds as part of their development application.

b) MR-3 in the VPA Overlay District:

- Residential development shall include a minimum of two (2) types of residential land uses that expand the variety of lifecycle housing options in the study area.
- A lot larger than two (2) acres is allowed to include a second building for all permitted, accessory, and conditional uses allowed in the MR-3 District.
- The two buildings shall be grouped into a single polygon to assess compliance with required setbacks.
- Existing trees shall be protected and preserved to the greatest degree possible.
- Pedestrian facilities shall be placed along the site's perimeter to provide walking connections between the public street and public amenities such as Veterans Memorial Park.
- Stormwater shall be managed onsite by using best management practices, such as raingardens, green roofs, and bio-infiltration swales to create aesthetically pleasing and useable public spaces or underground systems.
- Sites north of 66th Street shall plan internal traffic circulation to accommodate the potential for a north-south road (an approximate extension of Oakland Avenue) that would connect the sites to 66th Street.
- A shadow study shall be required as part of the development review process to evaluate potential impacts of shadowing on adjacent properties, measured by the sun's position at the time of the summer solstice.
- A minimum of one primary building entrance is required on each street façade and at least one building entrance every 75 feet of each street façade.
- Properties directly adjacent to or across the street from Veterans Park: New projects or projects involving the addition of more than 50 percent of the existing square footage of a building shall submit a Bird Collision Reduction Plan addressing the impacts of the building's glass, lighting, and site design on birds as part of their development application.

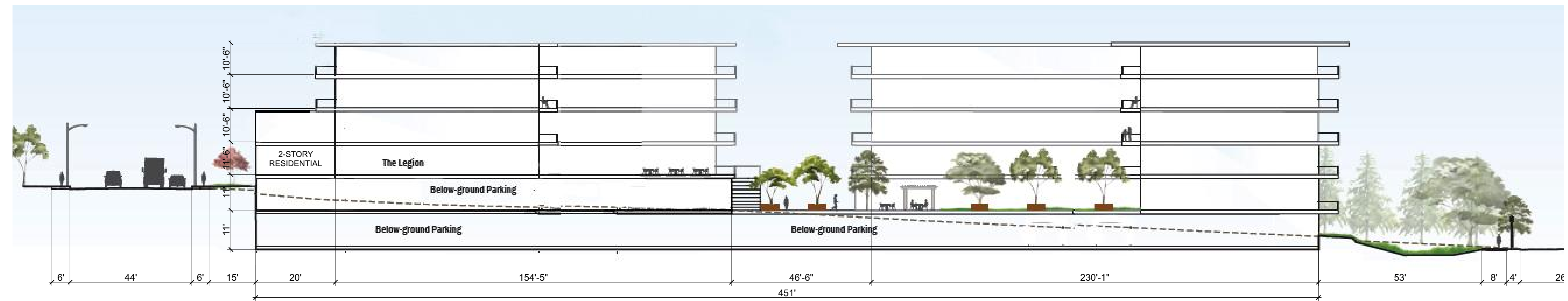
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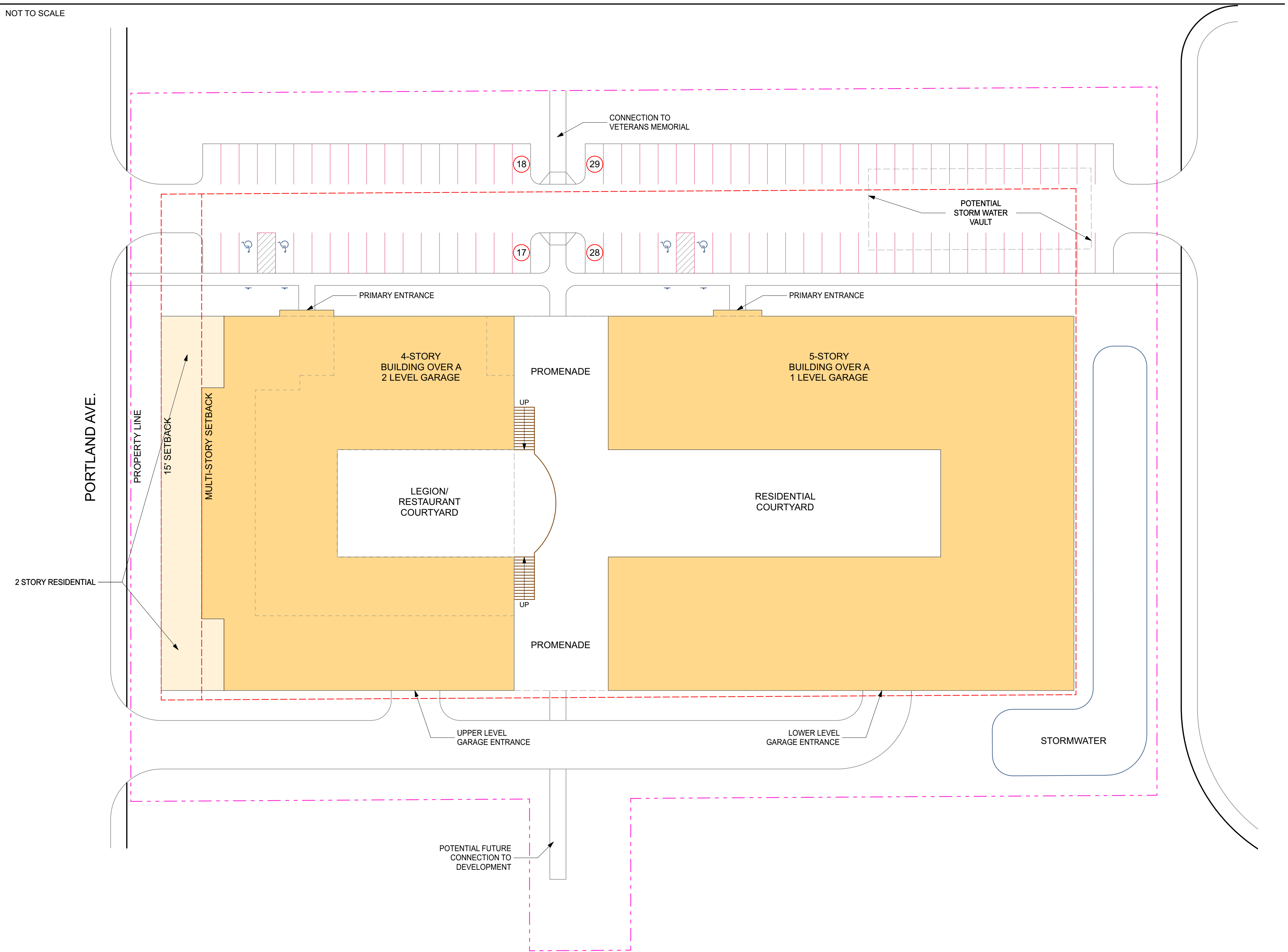
(Bill No. 2021-12)

<u>BUILDING SUMMARY</u>	
GARAGE:	83,435 SF
FIRST FLOOR:	66,203 SF
SECOND FLOOR:	61,652 SF
THIRD FLOOR:	61,652 SF
FOURTH FLOOR:	57,171 SF
FIFTH FLOOR:	57,171 SF
TOTAL:	387,284 SF
 <u>UNIT BREAKDOWN</u>	
1 BR:	71 (39%)
2 BR:	90 (50%)
3 BR:	21 (11%)
TOTAL:	182 UNITS



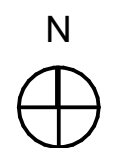
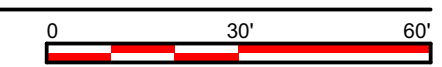
2 CONCEPTUAL SITE SECTION

NOT TO SCALE



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'

SCALE: 1" = 30'



AMERICAN LEGION POST 435
6501 PORTLAND AVENUE S,
RICHFIELD, MN 55423
PRELIMINARY STUDIES

DEVELOPER 3/11/22

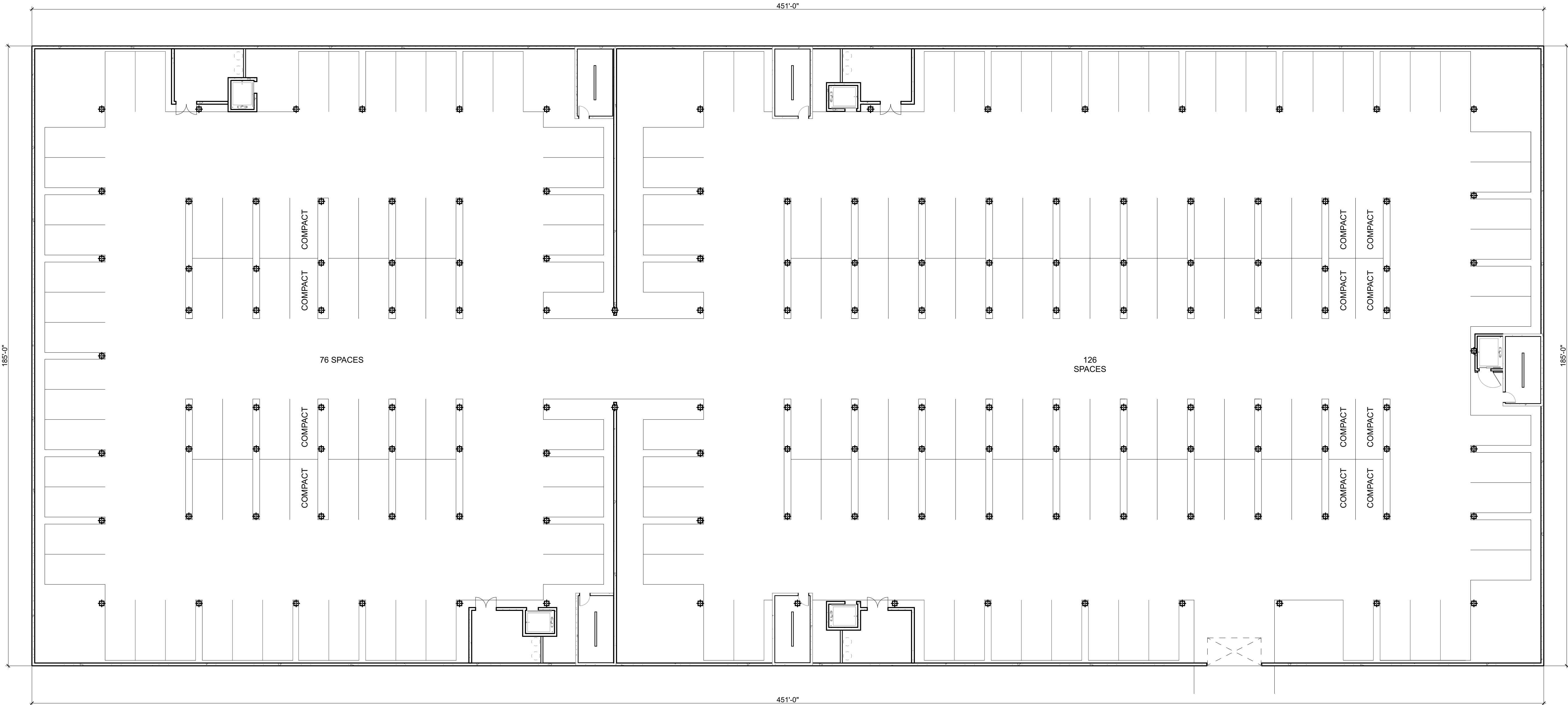
AMERICAN LEGION POST 435

PO BOX 729
MINNEAPOLIS , MN 55317
P **CLIENT PHONE**
CLIENT WEB

Richfield220302.pln /Volumes/Seagate Porr/Studio785/Projects/2022/22-02-003 American Legion Post - Richfield MN/02 Design And Documentation/B. Drawings/I. Archicad Files/b. PLN Files/Richfield220302.pln

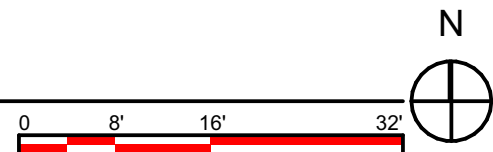
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1 BASEMENT

SCALE: 1/16" = 1'-0"



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PRELIMINARY STUDIES

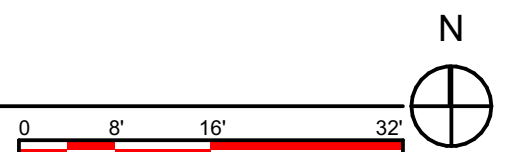
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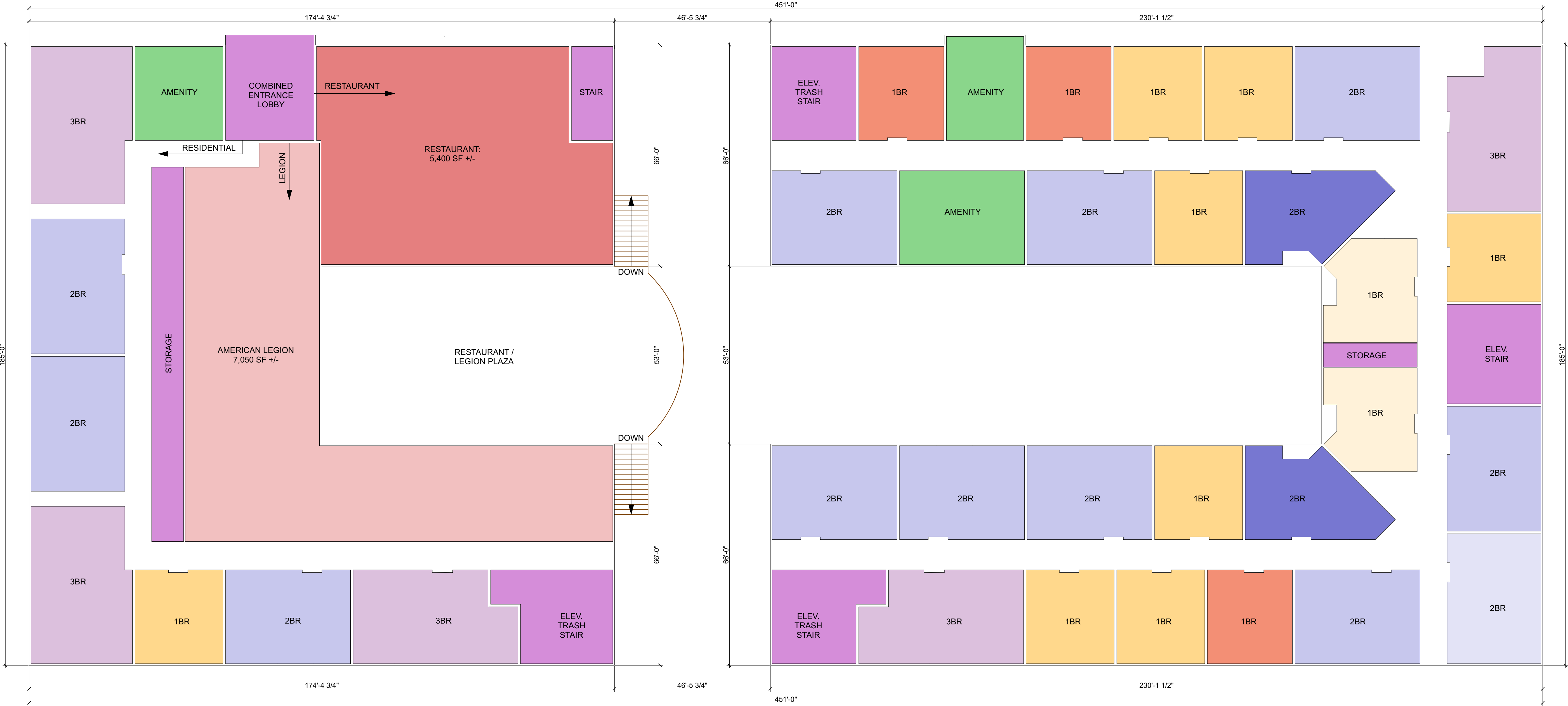


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Richfield220302.pln

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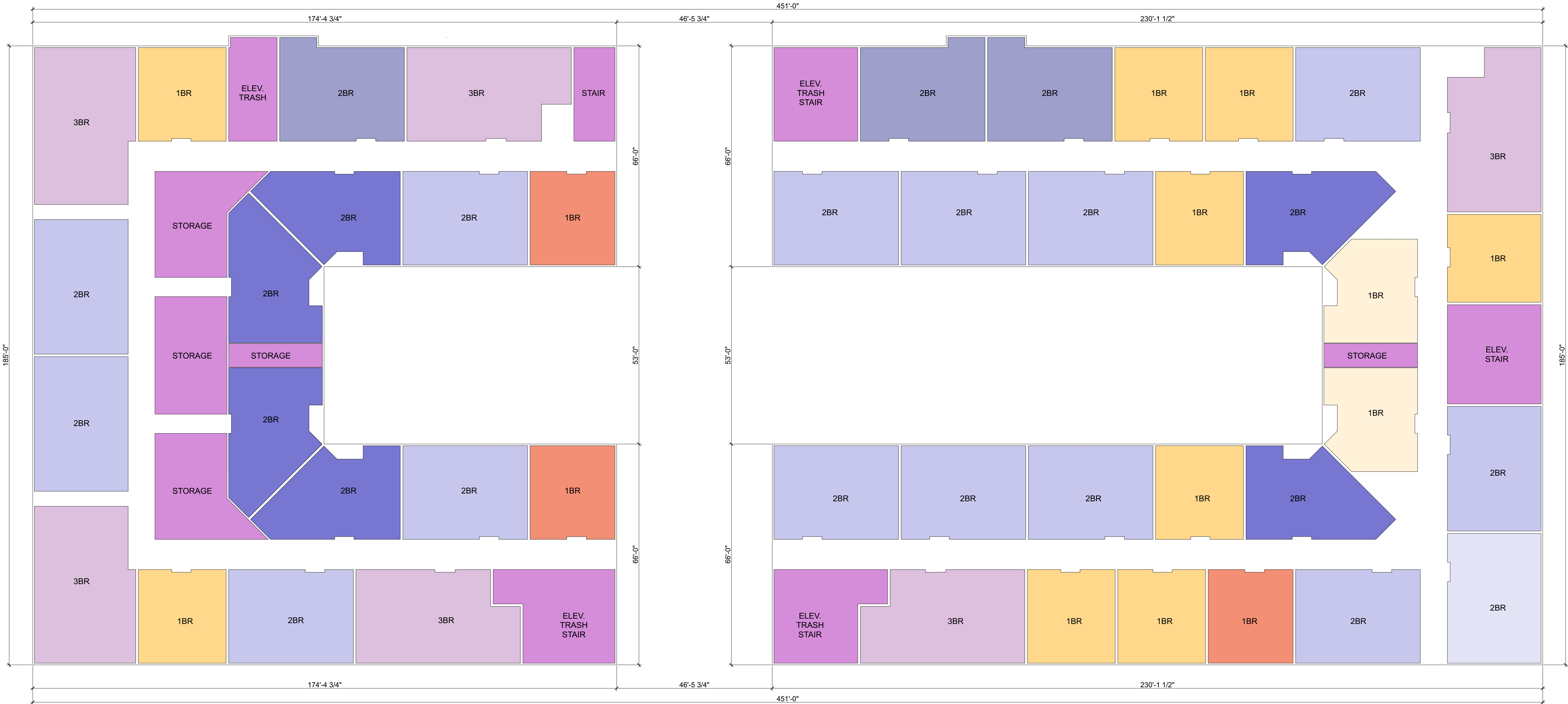
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PRELIMINARY STUDIES

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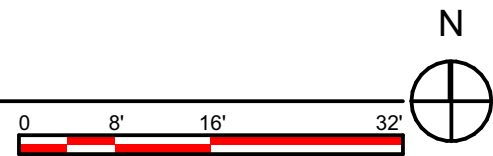


AMERICAN LEGION POST 435

6501 PORTLAND AVENUE S,
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PRELIMINARY STUDIES

1 THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"



DEVELOPER 3/11/22

AMERICAN LEGION POST 435

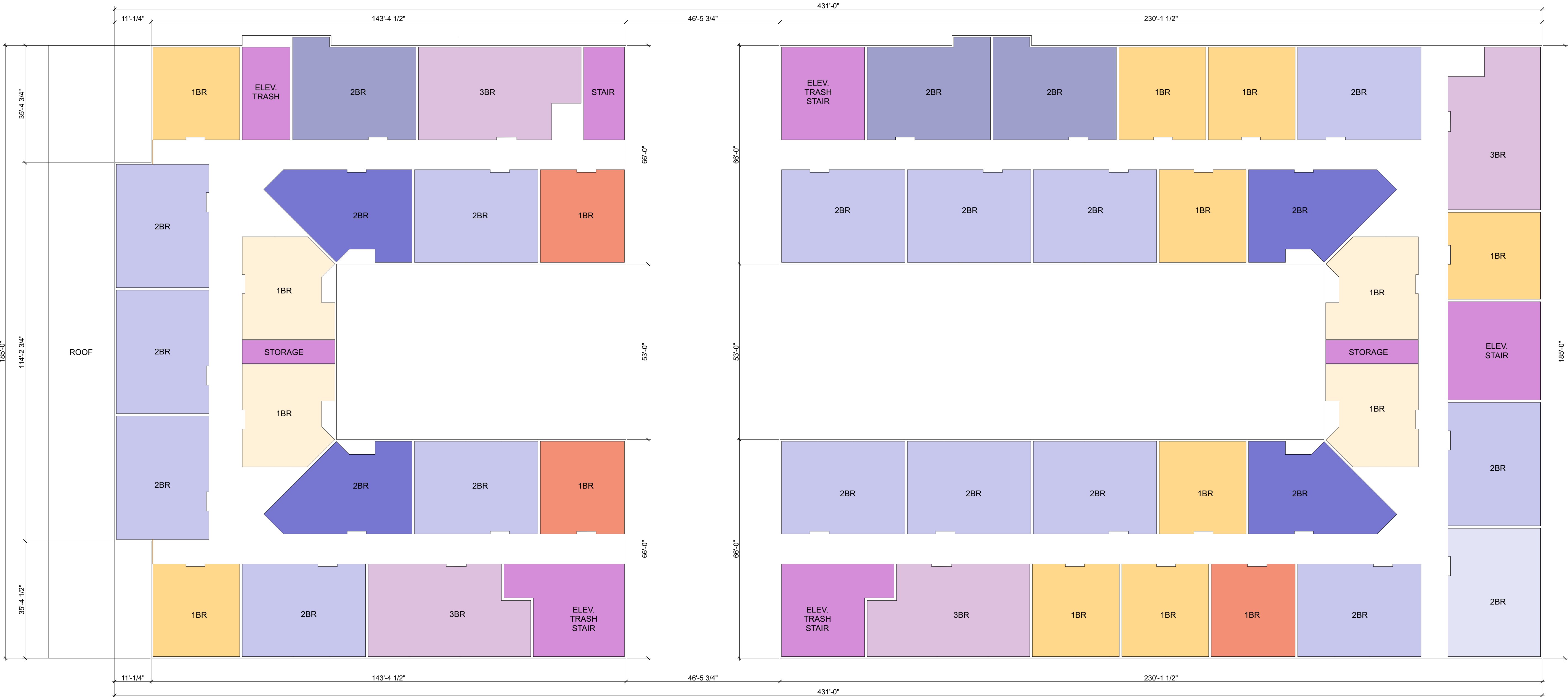
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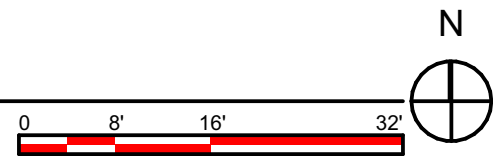


AMERICAN LEGION POST 435

6501 PORTLAND AVENUE S,
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PRELIMINARY STUDIES

1 FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



DEVELOPER 3/11/22

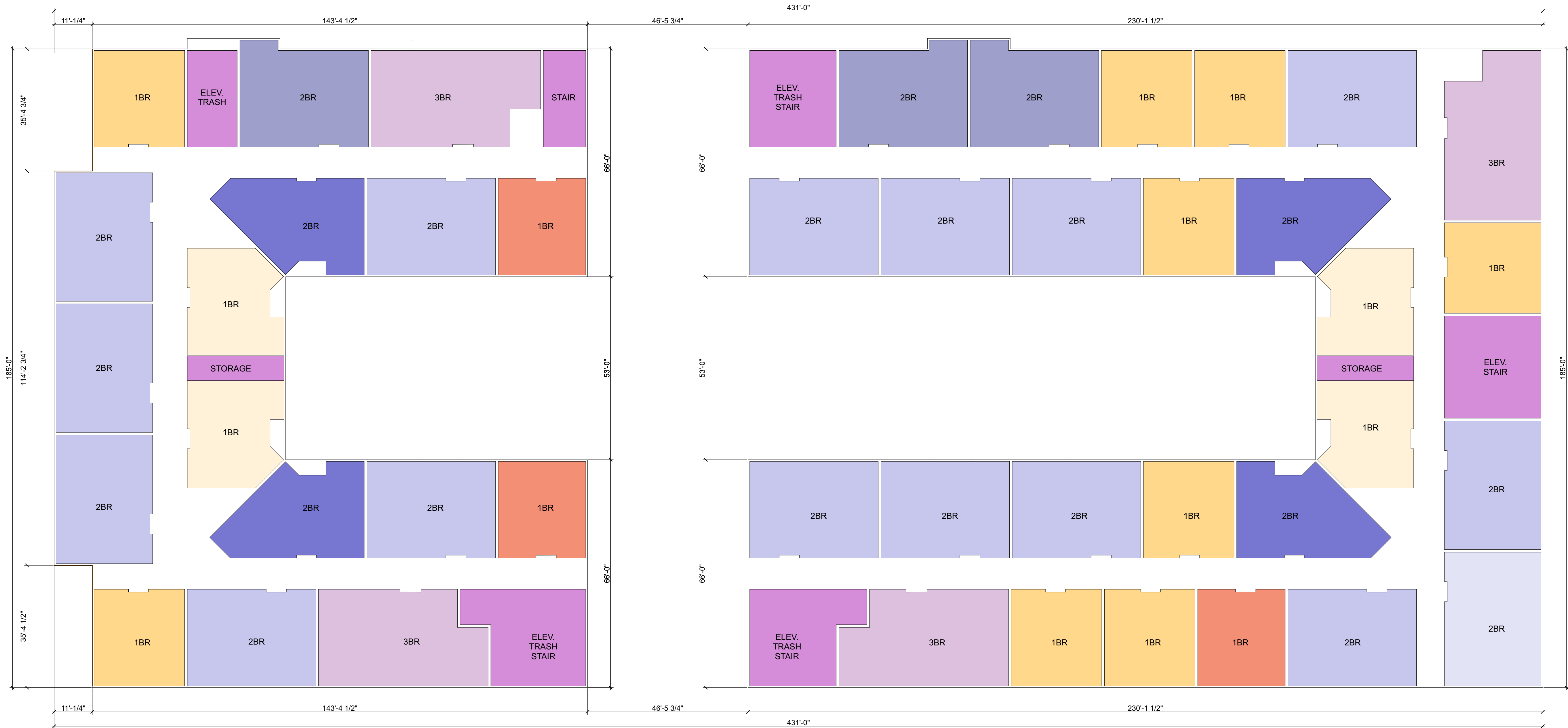
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3 BR:	21	(11%)
TOTAL:	182	UNITS



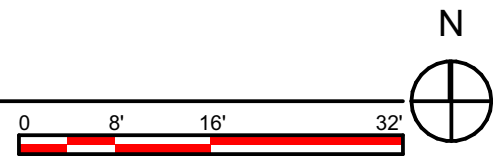
AMERICAN LEGION POST 435

6501 PORTLAND AVENUE S,
RICHFIELD, MN 55423

PRELIMINARY STUDIES

1 FIFTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



DEVELOPER 3/11/22

AMERICAN LEGION POST 435

PO BOX 729
MINNEAPOLIS , MN 55317
P **CLIENT PHONE**
CLIENT WEB

AMERICAN LEGION POST 435

6501 PORTLAND AVENUE S,
RICHFIELD, MN 55423

PRELIMINARY STUDIES

DEVELOPER

4/14/2022

AMERICAN LEGION POST 435

PO BOX 729
MINNEAPOLIS , MN 55317
P **CLIENT PHONE**
CLIENT WEB

FIBER CEMENT PANEL:
COBBLESTONE



FIBER CEMENT TRIM:
MONTEREY TAUPE



FIBER CEMENT LAP SIDING:
HEATHERED MOSS



FIBER CEMENT LAP SIDING:
ESPRESSO



1 CONCEPT ELEVATION



LIMESTONE BLOCK



SIOUX CITY BRICK:
BLACK HILLS VELOUR



SIOUX CITY BRICK:
CHARCOAL GRAY VELOUR



FIBER CEMENT PANEL:
ESPRESSO

ILLUSTRATIVE CROSS SECTION

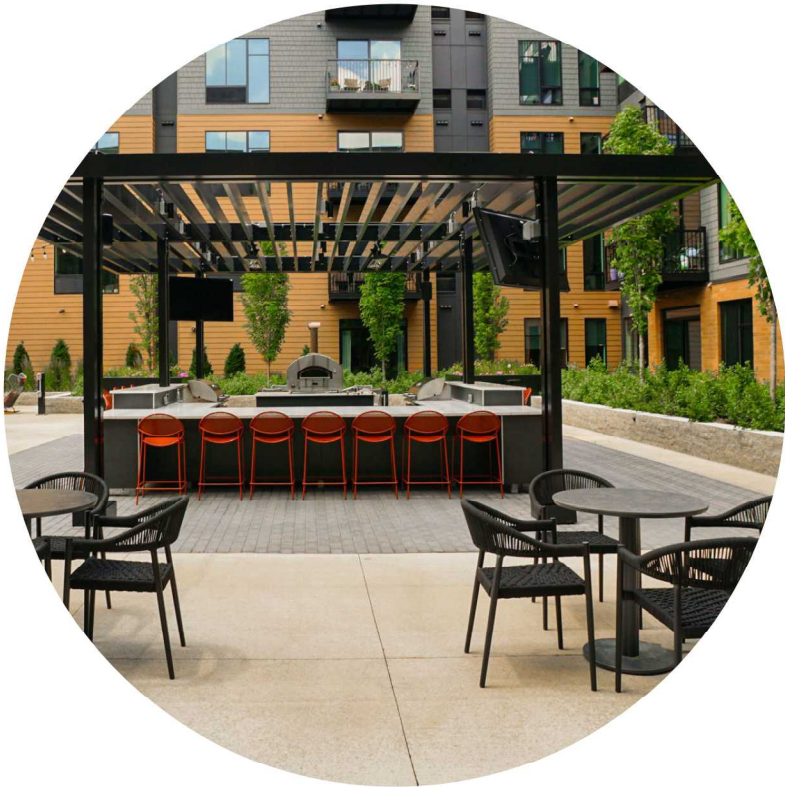
RESTAURANT PATIO
SPACE EXAMPLES



PROMENADE EXAMPLE



AMENITY COURTYARD
EXAMPLES



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EDISON AT RICHFIELD
AMERICAN LEGION REDEVELOPMENT
RICHFIELD, MN

